

**LINE OF CREDIT PARCEL ANALYSIS****REPORT TO THE MAYOR**

SITE LOCATION: 3536 ARSENAL WAY & 1701 PENNSYLVANIA

ENFORCEMENT FILE #: C98-619 & C98-620

ASSESSOR'S PARCEL #: 222401-2-104-2001  
222401-2-105-2002  
222401-2-103-2003  
3741-000-022-0101 (Pennsylvania)

OWNER: SESKO, WILLIAM AND NATACHA

OWNER'S ADDRESS: 3536 ARSENAL WAY, BREMERTON, WA 98312

OWNER'S PHONE : (b) (6)

Attach responses to the following issues:

- I. Record of building, housing, environmental, health and zoning code violations at or associated with the site or owner.

Properties have been under zoning code abatement since 1995 due to junk yard conditions at both sites that is not allowed without City approval. Pursuant to Superior Court determination that properties are a nuisance, City now has a judgment which allows clean up of both sites.

- II. Strength of evidence supporting the City's current abatement action.

Kitsap County Superior Court has determined that the properties are a nuisance. Sesko appealed, but the City prevailed in the appellate court; State Supreme Court declined to hear the case.

- III. Documentation of likelihood that abatement will prevent deterioration of surrounding properties.

Arsenal Way property is already encouraging the occupants of the neighboring property to accumulate cars and trash. Clean up of this site will set an example for other property owners. Pennsylvania property is located in an industrial zone; however, the boats and degradation of the shoreline by Sesko may be having an adverse environmental effect.

- IV. Visibility of the site within the community.

Arsenal Way property is at the end of a main thoroughfare into downtown from the west side of the city. Based on the number of inquiries received regarding the condition of the site, it is very visible to the citizenry. The Pennsylvania site is less visible; however, it can be seen from Lions' Field and is very obvious from the water.

- V. A. Value of property after abatement. Cite source of value.  
 Tax assessor's records show that the Arsenal Way property was segmented into 3 separate parcels at Mr. Sesko's request in 1996.  
 222401-2-105-2001: \$210,000 (no building value)  
 222401-2-104-2002: \$321,500 (\$10,500 building value included)  
 222401-2-103-2003: \$156,000 (no building value)  
                                     Total                 \$687,500

3741-000-022-0101: \$ 96,000 (Pennsylvania Site)

- B. Owner's property or personal worth and liquidity of same.  
 Unknown

- VI. Estimated total cost of enforcement and abatement actions. Include administrative and quasi-judicial costs.

Estimate of creation of bid specifications:	\$ 12,626.54
Advertising:	\$ 1,000.00
<b>Estimate</b> of cost of removal (both properties):	\$400,000.00
Project management (optional by Parametrix):	\$ 10,000.00
Security (Off-duty BPD officer)	<u>\$ 16,248.00*</u>
	\$439,874.54**

\*This figure is based on an hourly cost of \$33.85 for one off-duty BPD officer and a patrol car for eight hours a day, 20 days a month, 3 months. Actual cost cannot be determined until the successful bidder's time schedule is established.

\*\*These costs are **estimates** only until bids are received. No administrative fees are added because the established administrative fee applies only to dangerous building abatements, not zoning actions.

- VII. Effectiveness of abatement actions in removing violation.

Sesko is permanently enjoined from using these properties in this manner again without receiving approval by the City. Frequent inspections of the sites will be required for as long as the Seskos own the properties to prevent recurrence of the conditions found on the site today.

- VIII. Criminal activity record of the site.

At the time of the first Superior Court hearing, testimony revealed that one of "West Sound's Most Wanted" persons was listed as living at 3536 Arsenal Way. Arrest warrant was for failure to appear on a drug charge; court records show Mrs. Sesko posted bail. Search warrant showed person was living in a bus at the rear of the property.

IX. Document safety and health threats the site presents to children.

Sesko testified that people are entering the Arsenal Way property, breaking windows on the vehicles and stealing items. The property is not fenced and a rear driveway from Marion Avenue allows easy access to the property without being observed. The site contains heavy equipment, broken glass, sharp metal, and hundreds of items which would attract children. The Pennsylvania property is less accessible due to its location in an industrial zone and the end of the street, but still would draw children to the sunken boats.

X. Is the site within a neighborhood which is the subject of a neighborhood plan or a Neighborhood Development Program "target" area. If not, how close, if at all, is it to any such area?

Neither property is within a targeted area. The closest neighborhood plan area for the Arsenal Way property is the Callow District, approximately 1 mile away. The Pennsylvania property is less than a mile away from the Anderson Cove urban renewal project.

**Fire Chief Comments:**

Signature:  Date: 4-26-01

**Treasurer Comments:**

Signature:  Date: 4/26/01

**Mayor's Decision**

Approve use of Abatement Line of Credit: Yes X No           

Approve with conditions below:                      See comments below:

**COMMENTS AND/OR CONDITIONS:**

Signature: Lynne P. H. L. Date: 7/27/01

Listing of attachments:

Assessor's Tax Records  
Transmittal from Parametrix, Inc.

LINE OF CREDIT PARCEL ANALYSIS

REPORT TO THE MAYOR

TREASURER'S COMMENTS

3536 ARSENAL WAY & 1701 PENNSYLVANIA

ABATEMENT COSTS:

\$440,000

PROPERTY VALUE:

\$785,000

VALUATION OF PROPERTY:

Valuation is from the County Assessor via City Fire Dept. Combined, these abatements will result in liens which will represent 56% of the value of land parcels. If it is legally possible, the City's financial position could be made more secure by aggregating the abatement costs at both sites and filing them against both properties.

POTENTIAL RECOVERY THROUGH CIVIL ACTION:

N/A

RECOMMENDATION:

We should pursue this abatement only if it is the most important one we can identify at this time as it will require nearly all of our borrowing capacity under the LOC. If this is our most important project, we should carry out the abatement using LOC financing. This is the type of project we envisioned when the LOC was put in place.

ATS/T0250

CURRENT SUMMARY FOR 222401-2-103-2003

#2 827 04/26/01

SESKO WM & NATACHA  
3536 ARSENAL WY  
BREMERTON

WA 983123611

Tax Yr	Land	Bldg, etc.	Total
2001	156000	0	156000
2002	( 156000)(	0)(	156000)

Situs

0

Stat/Lc: T/0010  
Land use: 91000  
Acres: 1.00  
Map #: R222-105Q

SECTION 22 TOWNSHIP 24 RANGE 01 (MORE DESCRIPTION ON FILE)  
THE EAST 1 ACRE OF THE FOLLOWING DESCRIBED TRACT: BEGINNING  
132 FEET SOUTH AND 115 FEET WEST OF THE NORTHEAST CORNER OF  
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE

Date Price Tp Ic Excise no

Id Date Comments:

CM30 970519 REVAL

MG01 960516 ANNUAL UPDATING

CM00 960319 SEG VALUE

CD81 951102 SEGD FR 034 TAXPYR REQ 96&gt;

*Arsenal Way*

ATS/T0250		CURRENT SUMMARY FOR 222401-2-104-2002		#22	.835	04/26/01
SESKO WM & NATACHA 3536 ARSENAL WY BREMERTON WA 983123611		Tax Yr	Land	Bldg, etc.	Total	
		2001	311000	10500	321500	
		2002	( 311000)(	10500)(	321500)	
		Situs				0
Stat/Lc: T/0010 Land use: 73000 Acres: 2.00 Map #: R222-105Q		SECTION 22 TOWNSHIP 24 RANGE 01 (MORE DESCRIPTION ON FILE) THE EAST 2 ACRES OF THE WEST 3 ACRES OF THE FOLLOWING DESCRIBED PARCEL IN SECTION 22, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON; BEGINNING 132 FEET				
Date      Price Tp Ic Excise no		Id    Date    Comments: CM30 980706 CHNG SFR STYLE TO CM CM30 970605 REVAL MG01 960516 ANNUAL UPDATING CM00 960319 SEG VALUE CD81 951102 SEGD FR 034 TAXPAYER REQ 96>				

*Arsenal Way*

ATS/T0250

CURRENT SUMMARY FOR 222401-2-105-2001

#22 .843 04/26/01

SESKO WM & NATACHA 3536 ARSENAL WY BREMERTON WA 983123611		Tax Yr	Land	Bldg, etc.	Total
		2001	210000	0	210000
		2002	( 210000)	( 0)	( 210000)
		Situs			0
		-			
Stat/Lc: T/0010	SECTION 22 TOWNSHIP 24 RANGE 01 (MORE DESCRIPTION ON FILE)				
Land use: 91000	THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST				
Acres: 1.35	QUARTER SECTION 22, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M.,				
Map #: R222-105Q	KITSAP COUNTY, WASHINGTON, CONVEYED BY AUDITOR'S FILE NO.				
Date	Price	Tp	Ic	Excise no	Id Date Comments:
					CM30 970528 REVAL
					MG01 960516 ANNUAL UPDATING
					CM00 960319 SEG VALUE
					CD81 951102 SEGD FR 034 TAXPAYER REQ 96>

*Arsenal Way*



ATS/T0250		CURRENT SUMMARY FOR 3741-000-022-0101		#21	278	04/26/01
SESKO WILLIAM J & NATACHA A 3536 ARSENAL WAY BREMERTON WA 98312		Tax Yr	Land	Bldg, etc.	Total	
		2001	96000	0	96000	
		2002	( 96000)(	0)(	96000)	
		Situs				0
Stat/Lc: T/0010 Land use: 91000 Acres: .55 Map #: R142-105L		DALYS GARDEN TRACTS (MORE DESCRIPTION ON FILE) THAT PORTION OF LOTS 22 AND 23, JOSEPH DALY GARDEN TRACTS, VOLUME 4 OF PLATS, PAGE 11, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT 1, SUPPLEMENT PLAT OF BAYVIEW GARDEN				
Date 0892 Price 60000 Tp W Ic SG Excise no 9207558		Id Date Comments: CM30 960905 REVAL CM00 940711 AU CM36 920922 SEG-REVAL CD54 920812 SEGD FR 3711-000-001-03 DUE TO BLA RECD 9208060088/89				

*Pennsylvania*



5700 Kitsap Way, Suite 202, Bremerton, WA 98312-2234  
360-377-0014 • Fax: 360-479-5961

## TRANSMITTAL FORM

To: **Janet Lumsford**  
**City of Bremerton**  
**3027 Olympus Drive**  
**Bremerton, WA 98310**

Date: **April 18, 2001**  
Project Number: **235-1896-803 (01) (01)**  
Project Name: **Sesko Property**  
**Abatement**

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**We are transmitting the following materials:**

Draft scope of work and budget for preparing plans, specifications, and estimates for abatement activities.

**Comments:**

Please review the scope of work and provide comments. I suggest we meet to discuss the work elements and the expectation of progress of work. Please note there is inherent uncertainty in the work and based on the inventory and abatement criteria additional work may be necessary.

I look forward to meeting with you soon.

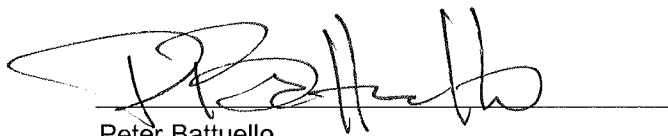
PETER

These are: ☐ PER YOUR REQUEST  
☒ FOR YOUR INFORMATION  
☒ FOR YOUR REVIEW AND APPROVAL  
☐ FOR YOUR FILES  
☐ FOR YOUR ACTION

Sent Via: ☐ U.S. MAIL  
☐ GROUND SERVICE  
☐ EXPRESS OVERNIGHT  
☒ COURIER  
☐ HAND DELIVERY/PICK UP

Sincerely,

cc: Project File



Peter Battuello

# ARAMETRIX, INC. BUDGET ESTIMATE

**PROJECT:** Sesko Property Abatement

DRAFT COPY

**CLIENT:** City of Bremerton;

PMX # 275-2191-006			BILLING MULTIPLIER:	STAFF	Project Manager	Project Engineer	Staff Engineer	Staff Scientist	Graphics	Word Processing	Clerical	TOTAL HOURS	TOTAL COST	Subtotals
PHASE	TASK	ORG CODE	3.10	BILL RATES	(b) (4)									
1	1		(b) (4)											
	2													
	3													
	4													
					DRAFT COPY									
<b>Labor Subtotal at Current Salary Rates</b>					(b) (4)									
<b>Salary Escalation</b>					Estimated % of project completed before next salary increase (b) (4)							<b>Additional Labor Cost from salary escalation</b>		
					Estimated % of next salary increase									
<b>In-House Expense</b>		<b>Item</b>	<b>Number</b>	<b>Unit Cost</b>	<b>Unit</b>	<b>Direct Cost</b>	<b>Markup %</b>							
		Mileage	50	\$0.345	mile	\$17.25							\$17.25	
		Photocopies	5000	\$0.10	sheet	\$500.00							\$500.00	
		Check prints		\$1.00	sheet		10%							
		Final Plots		\$20.00	sheet		10%							
		Misc.	50	\$1.00	each	\$50.00	10%						\$55.00	
<b>Outside Expenses</b>					<b>Description</b>	<b>Direct Cost</b>	<b>Markup %</b>							
<b>Other Expenses</b>							10%							
							10%							
<b>Subconsultants</b>							10%							
							10%							
							10%							
							10%							
<b>PROJECT TOTAL</b>												<b>\$12,626.54</b>		

Prepared By: \_\_\_\_\_

(Project Manager)

Reviewed By: \_\_\_\_\_

(Division Manager)

Approved By: \_\_\_\_\_

(Office Manager)

## EXHIBIT A

### SCOPE OF WORK

#### CITY OF BREMERTON

#### SESKO PROPERTY ABATEMENT

The City of Bremerton has received a court order from the Superior Court of Washington in and for the County of Kitsap to abate a public nuisance created by unauthorized salvage yards operated within the City. The City has requested that Parametrix assist in the development of bid specifications for public solicitation of contractors to perform abatement activities. This scope of work describes the elements of work and provides justification for Parametrix' estimate of cost for developing abatement criteria, preparing plans and specifications, and assisting the City in the bidding and contractor selection process. Project costs related to contract management, quality control, cost and schedule tracking, and resource allocation are included in the individual task costs.

#### **TASK 1: SITE INVENTORY**

**Goal:** To identify and assess the influence of state and local laws and requirements for the removal, recycling, destruction and/or disposal of vehicles, boats, equipment and miscellaneous materials located at the subject properties.

**Approach:** Parametrix will conduct a general inventory of vehicles, boats, equipment and miscellaneous materials located at 3536 Arsenal Way and 1701 Pennsylvania Avenue in Bremerton, WA. The inventory will identify the quantity of items and the potential hazardous materials that will need to be addressed as part of the abatement process. Potential hazardous materials of interest include fuels, automotive liquids (oil, radiator fluids), batteries, asbestos containing materials, used solvents, paints, or other materials that may require special disposal procedures. Parametrix will use lead-paint swabs to qualitatively test painted materials (non-vehicle) that may require disposal at a landfill.

**Objective:** The objective of this work is to identify the quantities of materials to be removed and estimate the quantities of material types that will require separate disposal, such as a scrap yard, a recycle center, or a landfill.

Based on the inventory, Parametrix will contact regulatory agencies (State Patrol, Department of Licensing, Labor and Industries, and the City of Bremerton) and industry professionals to discuss the inventory and the legal requirements for removal and disposal of items. Issues related to the Hulk Laws, vehicle documentation, disposal site criteria, and disposal documentation will be quantified for incorporation into the abatement specifications. Parametrix will identify permit requirements for completing this work.

**Assumptions:** • This work does not include any collection, testing, or disposal of waste materials at off-site locations. No quantitative analysis will be conducted during this element of work.

- The City will coordinate all access and right-of-entry and provide security for inventory activities.
- The estimate of cost for is based on completing the inventory in two continuous working days. Dependent on site conditions and access requirements, additional time may be necessary.

***Deliverables:*** Parametrix will prepare a Technical Memorandum that describes the inventory.

## **TASK 2: DEVELOP ABATEMENT CRITERIA**

***Goal:*** To identify and assess the influence of state and local laws and requirements for the removal, recycling, destruction and/or disposal of vehicles, boats, equipment and miscellaneous materials located at the subject properties. Also identify resources necessary to complete removal, destruction, and disposal activities.

***Activities:*** Based on the inventory, Parametrix will contact regulatory agencies (State Patrol, Department of Licensing, Labor and Industries, and the City of Bremerton) and industry professionals to discuss the inventory and the legal requirements for removal and disposal of items. Issues related to the Hulk Laws, vehicle documentation, disposal site criteria, and disposal documentation will be quantified for incorporation into the abatement specifications. Parametrix will identify any permit requirements for completing this work.

***Assumptions:***

- This work will include one meeting with the City to discuss abatement criteria and the project approach.
- Based on the findings of this effort, additional activities other than those described in this scope of work may be required. Parametrix will identify any such additional work and provide revised scope and budget estimates, if required.

***Deliverables:*** Prepare a Technical Memorandum identifying abatement criteria and requirements for project implementation.

## **TASK 3: PREPARE PLANS, SPECIFICATIONS, AND ESTIMATES**

***Goal:*** Prepare plans, specifications and an engineers estimate of probable cost for removal of automobiles, equipment, boats, and miscellaneous materials from the Sesko properties located at 3536 Arsenal Way and 1701 Pennsylvania Avenue, in Bremerton Washington.

***Approach:*** Parametrix will prepare technical specifications, plans and an engineer's estimate of probable cost for the abatement activities. The specifications will be based on APWA standard specifications. Plans will include an access plan, a traffic control plan, and a temporary erosion control plan. Technical specifications will be incorporated into City of Bremerton contracting and bidding provisions and compiled into a package suitable for public solicitation of contractor bids.

**Assumptions:** The City of Bremerton will provide contract and bidding provisions. Parametrix will prepare technical specifications and drawings.

- Deliverables:**
- 16 copies of the bid package.
  - Solicitation notice
  - Engineers estimate of probable cost (60% and 100%).

#### **TASK 4: BIDDING ASSISTANCE**

**Goal:** Provide assistance to the City in the bidding process and selection of a contractor to perform this work.

**Approach:** Parametrix will respond to contractor inquiries on the bid specification. We will participate with the City on a pre-bid site walk to show contractors the job site and assist the City in the review of bids and award of contract.

- Assumptions:**
- One pre-bid site walk and one bid opening.
  - The City will prepare and issue any addenda to the bid package.
  - Abatement oversight and inspection are not included in this scope of work.

**Deliverables:** Meeting minutes.